



City of El Paso – City Plan Commission Staff Report

Case No: PZDS12-00003
Application Type: Detailed Site Plan
CPC Hearing Date: May 17, 2012

Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 10350 Montana Avenue
Legal Description: Lot 1, Block 1, Montana Skilled Nursing Subdivision, an Addition to the City of El Paso, El Paso County, Texas
Acreage: 5.00 acres
Rep District: 3
Zoning: C-4/c & C-2/c
Existing Use: Vacant
Request: Detailed Site Plan Review per Ordinance No. 15950, dated November 30, 2004
Proposed Use: Nursing facility and rehabilitation center
Property Owner: Abdolkarim Saadatkhani
Representative: Sergio J. Adame

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Vacant
South: R-3 (Residential) / Single family dwellings
East: C-1 (Residential) / Apartments
West: C-3/sc (Commercial / Special Contract) / Commercial

Plan El Paso Designation: G4-Suburban (Walkable), (East Planning Area)

Nearest Park: Tyrone Park (2,412 ft.)

Nearest School: Edgemere Elementary (2,583 ft.)

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION DESCRIPTION

The request is for a Detailed Site Development Plan Review as required by Ordinance No. 15950 (see attachment 4, page 7). The detailed site development plan shows a 15,820 sq. ft. building comprised of a nursing home and related office and medical treatment facilities. The development requires 90 parking spaces and the applicant is providing 90 parking spaces and 5 bicycle spaces. Access to the subject property is proposed from Montana Avenue.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 – Suburban: This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-2 district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

The purpose of the C-4 district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

COMMENTS:

Planning Division - Transportation

1. Access to Montana Avenue shall be coordinated with TXDOT. 2. Provide wheel stops along pedestrian paths of travel. 3. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction (Requirements Satisfied).

Engineering & Construction Management Services Department – Land Development

General Comments:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required
2. Grading plan and permit shall be required.
3. Storm Water Pollution Prevention Plan and/or permit required.
4. Drainage plans must be approved by the Development Services Department, Engineering Section.
5. Coordination with TXDOT for access and drainage on Montana Ave.
6. No water runoff allowed outside the proposed development boundaries, (On-site ponding required).

* This requirement will be applied at the time of development.

Fire Department

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrants systems shall be submitted to fire department for review and approval prior to construction. Recommend approval of "site plan" as presented. Does not adversely affect fire department. ** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to provide pedestrian accessibility to mass transit options.

EPWU

We have reviewed the detailed site plan request above and provide the following comments:

1. EPWU does not object to this request

Water:

2. There is an existing 30-inch diameter transmission water main extending along the south side of Montana Avenue. No direct service connections are allowed to this main as per the El Paso Water Utilities

– Public Service Board Rules and Regulations.

3. There is an existing 8-inch diameter water main along Firestone Road. Also, there is an existing 8-inch diameter water main along the south side of Montana Avenue that extends east from Limerick Road and dead-ends at the western property line of the subject property.

4. A water main extension is required along the entire Montana Avenue frontage of the property to connect the above described 8-inch diameter water mains.

Sewer:

5. There is an existing 8-inch diameter sanitary sewer main within a 20-foot easement along the southern boundary of Don Bartlett Subdivision. This sewer main extends east from Limerick Road and dead-ends at the western property line of the subject property. A sewer main extension within an exclusive 20-foot wide PSB easement will be required along the southern portion of the subject property to connect to the above described existing sewer main.

General:

6. Montana Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Avenue right-of-way requires written permission from TxDOT.

7. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.

8. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

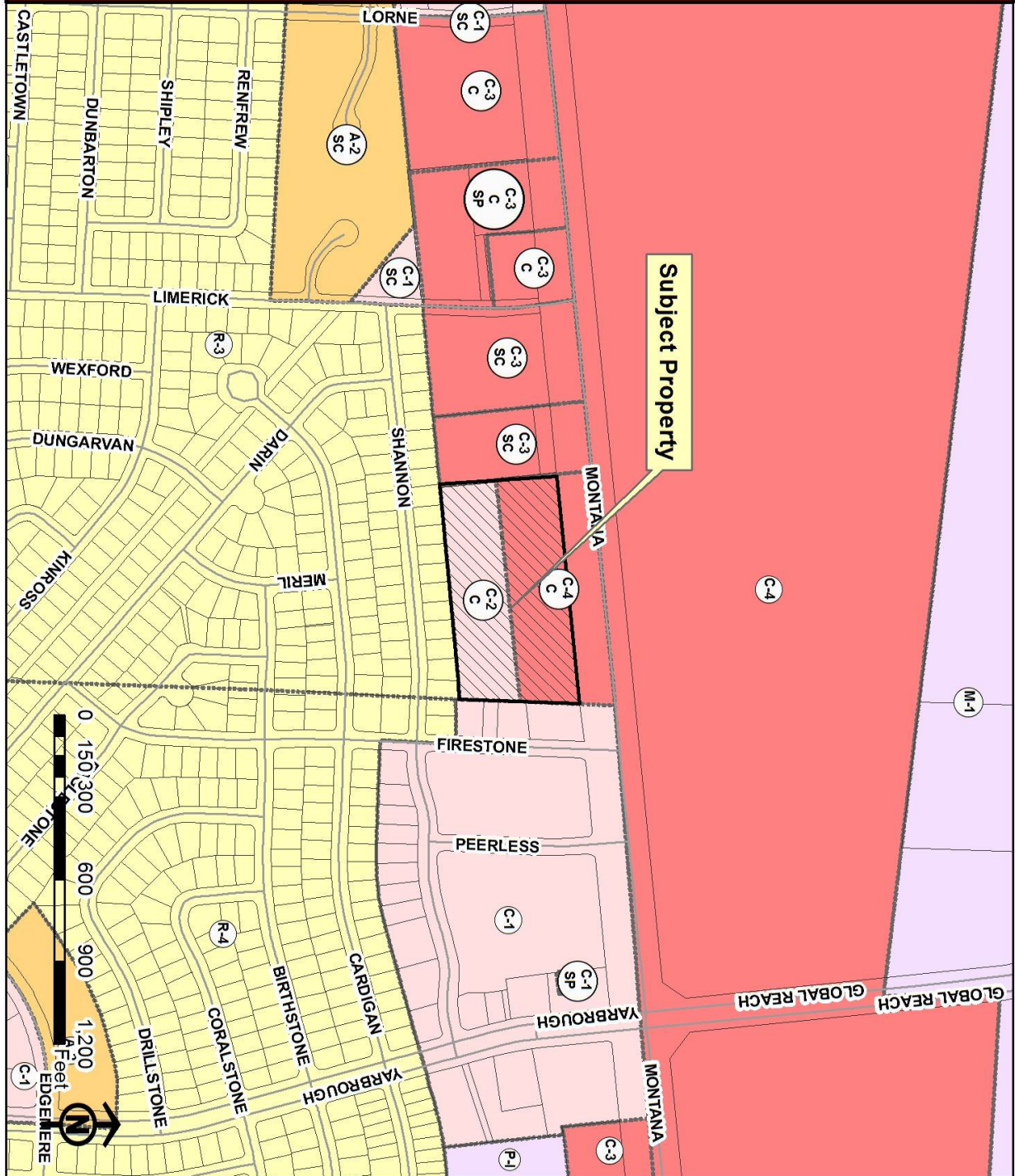
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Proposed Detailed Site Development Plan
5. Ordinance 15950, dated November 30, 2004

ATTACHMENT 1: ZONING MAP

PZDS12-00003



ATTACHMENT 2: AERIAL MAP

PZDS12-00003



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ORDINANCE NO. 15950

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 1A, SECTION 39, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS; AND PARCEL 2: A PORTION OF TRACT 1A, SECTION 39, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-2 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Parcel 1: *A portion of Tract 1A, Section 39, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-3 (Residential) to C-4 (Commercial)**; and Parcel 2: *A portion of Tract 1A, Section 39, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-3 (Residential) to C-2 (Commercial)**; within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That Parcels 1 and 2 be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to C-4 (Commercial) for Parcel 1, and from R-3 (Residential) to C-2 (Commercial) for Parcel 2, in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

Parcel 1:

Prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved per the El Paso Municipal Code.

Parcel 2:

- 1. Prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved per the El Paso Municipal Code.*
- 2. A ten-foot (10') wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along the property line where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of the Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.*

DOC: 5421 / Planning/7/ORD Zoning Change MW

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11/1/2004

ORDINANCE NO. 15950

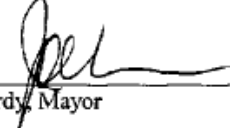
Zoning Case No. ZON04-00062

ATTACHMENT 4: NO. 15950, DATED NOVEMBER 30, 2004

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 30th day of November, 2004.

THE CITY OF EL PASO



Joe Ward, Mayor

ATTEST:




Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

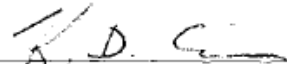


Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Kevin Elkins, Assistant City Attorney

DOC: 5421 / Planning/7/ORD - Zoning Change MW

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ORDINANCE NO. 15950

Zoning Case No. ZON04-00062